

**ZONING BOARD OF APPEALS
TOWN COUNCIL CHAMBERS
January 28, 2016
TOWN OF EAST HARTFORD
740 MAIN STREET
EAST HARTFORD, CT 06108**



REGULAR MEETING

The regular Meeting of the Zoning Board of Appeals was called to order by Chairman Richard Torpey at 7:02 p.m. in the Town Council Chambers.

PRESENT: Members: Richard Torpey, James McElroy, David Repoli, Tim Siggia,
Alternates: Carol Noel, Eddie Camejo

Also Present: Gary Zalucki, Assistant Zoning Enforcement Official

ABSENT: Richard DeCrescenzo

I. Chairman – Call to Order – 7:02 p.m.

Chairman Torpey began the meeting with the Pledge of Allegiance, the reading of the opening statement and a reminder to the audience of the Fire Exits.

Chairman Torpey appointed Alternate Carol Noel as a voting member.

II. HEARING OF ITEMS TO COME BEFORE THE BOARD; CALL OF ITEMS

1. Robert DeCrescenzo, agent for Crazy Chicken Grill, LLC 808 & 810 Silver Lane, requests a variance from Section 222.1(c)(1) Alcoholic Liquors, to permit the serving of alcoholic liquors at a restaurant closer than 1000 feet from another restaurant also serving alcoholic liquors. (Zone B-6)

The applicant stated that this was a Mexican restaurant that would like to serve cocktails, that it was an undue hardship and disadvantage not being able to serve alcohol, such as margaritas, with their Mexican fare and believed that the requirement is a vestige of an older era.

Mr. Torpey commented that this had come before the board before and now the applicant wants to revisit it. The applicant stated that the site itself was a hardship. Mr. Torpey suggested that this was an issue with the regulations. Mr. Siggia asked what the distance was between the two restaurants, the applicant stated is was approximately 100 feet.

III. HEARINGS DISCUSSION AND BOARD DECISIONS:

1. Robert DeCrescenzo, agent for Crazy Chicken Grill, LLC, 808 & 810 Silver Lane, requests a variance from Section 222.1(c)(1) Alcoholic Liquors, to permit the serving of alcoholic liquors at a restaurant closer than 1000 feet from another restaurant also serving alcoholic liquors. (Zone B-6)

Chairman Torpey made a motion to deny the application - there was no 2nd to the motion.

Mr. McElroy made a motion to approve the application, 2nd by Mrs. Noel. Mr. Torpey rescinded his motion to deny the application. Mrs. Noel stated that she agreed with the premise of the variance, Mr. McElroy stated that the applicant had a valid point. Mr Torpey suggested the Planning & Zoning Commission should change the regulations.

The vote on the motion: 4:1 to approve – motion carries

Reason #7 - The variance is in harmony with the general intent of the comprehensive plan and not contrary to the public welfare.

IV. OLD BUSINESS None

V. NEW BUSINESS Election of officers

Mrs. Noel nominated Mr. Torpey to remain as Chairman, 2nd by Mr. Siggia. There were no other nominations. Mr. McElroy closed the nominations. 1 vote cast in favor.

Chairman Torpey nominated Mr. McElroy for Vice Chairman, 2nd by Mr. Siggia. There were no other nominations. 1 vote cast in favor.

Chairman Torpey nominated Mr. Repoli for Secretary, 2nd by Mr. Camejo. There were no other nominations. 1 vote cast in favor.

VI. MISCELLANEOUS None

VII. APPROVAL OF ZBA MINUTES FOR REGULAR MEETING NOVEMBER 26, 2015

Carol Noel made a motion to approve the minutes of December 3, 2015 as distributed, 2nd by Timothy Siggia. Approved

VIII. PAYMENT OF BILLS

Mr. Camejo made a motion to pay the clerk, 2nd by Mr. Siggia. Approved

IX. ADJOURNMENT

There being no further business, a motion was made by Mr.Repoli to adjourn the meeting at 7:24pm 2nd by Mr. Camejo.

The next regular meeting of the Zoning Board of Appeals is scheduled for Thursday, February 25, 2016 at 7:00 p.m.

Respectfully submitted,
Elizabeth Watson, Clerk